



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** November 27, 2006
From: Jean Lamontagne **File:** RZ 06-341608
Director of Development
Re: **Application by Malkiat Bowal for Rezoning at 10671 Williams Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8178, for the rezoning of 10671 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

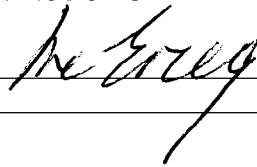


Jean Lamontagne
Director of Development

JL:cl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Malkiat Bowal has applied to the City of Richmond for permission to rezone 10671 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit the property to be subdivided into two (2) new single-family residential lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached. (**Attachment 2**)

Surrounding Development

The subject property is located on an arterial road in an established residential neighbourhood consisting predominantly of older single-family residential on larger lots zoned Single-Family Housing District, Subdivision Area E (R1/E). In recent years, several properties along the north side of Williams Road have undergone redevelopment to smaller lot sizes zoned Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District (R1-0.6). The majority of lots in this block fronting Williams have redevelopment potential due to the existing lane system.

To the North: A residential lot zoned Single-Family Housing District, Subdivision Area E (R1/E);

To the East: A residential lot zoned Single-Family Housing District, Subdivision Area E (R1/E) that is currently the subject of a rezoning application to Single-Family Housing District (R1-0.6) that is pending final adoption (RZ 06-334555);

To the South: Across Williams Road, a residential lot zoned Single-Family Housing District, Subdivision Area E (R1/E); and,

To the West: A residential lot zoned Single-Family Housing District, Subdivision Area E (R1/E).

Related Policies & Studies

OCP Designation

There is no Area Plan for this area. The Official Community Plan's generalized land use map designation for this property is *Neighbourhood Residential*, and the specific land use map designation is *Low-Density Residential*. This redevelopment proposal is consistent with these designations.

Lane Establishment & Arterial Road Redevelopment Policies

These policies permit rezoning and subdivision along Williams Road where there is an existing operational rear laneway. This redevelopment proposal is consistent with these policies.

Staff Comments

Background

Since 2001, six (6) lots zoned Single-Family Housing District, Subdivision Area K (R1/K) have been created from original lots zoned Single-Family Housing District, Subdivision Area E

(R1/E) along the north side of Williams Road between No. 4 Road and Shell Road (reference files RZ 01-198983, RZ 01-198842, RZ 01-195817).

Since the beginning of 2006, numerous similar applications to rezone nearby properties along the north and south sides of Williams Road in this block have either been approved, are pending final adoption or are currently being processed. Specifically:

- Four (4) applications to rezone nearby properties to R1-0.6 have been approved (reference files RZ 06-332827, RZ 06-326332, RZ 06-336742, RZ 06-341092);
- Three (3) separate applications to rezone nearby properties to R1-0.6 are pending final adoption (reference files RZ 06-332907, RZ 06-329546, RZ 06-334555);
- Five (5) applications to rezone nearby properties to R1-0.6 have received first reading; and,
- Five (5) applications to rezone nearby properties to R1-0.6, one (1) application to rezone to Comprehensive Development District (CD/44), and one (1) application to rezone to Coach House District (R9) have been received (reference files RZ 06-350258, RZ 06-350211, RZ 06-333355, RZ 06-347545, RZ 06-342754, RZ 06-338011, RZ 06-329755).

Tree Preservation Strategy

A Tree Survey has been submitted by the applicant indicating the location of all trees with a diameter at breast height (dbh) of 20 cm or greater on site and within 2 m of the property line on adjacent properties (**Attachment 3**). Six (6) bylaw-sized trees are noted on the survey, three (3) of which are located on the subject property, and three (3) of which are street trees located on the City boulevard.

Based on discussion with the City's Tree Preservation Official and the Certified Arborist engaged by the applicant, it is proposed that one (1) tree be removed from the subject property to accommodate construction of the future dwelling, and that two (2) trees be retained. The Arborist Report is submitted in support of this proposal (**Attachment 4**).

The applicant is required to install tree protection barriers around the drip line of the trees to be retained prior to first reading of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first, and must remain in place until construction of the future dwellings on the site is complete.

In accordance with the OCP's tree replacement ratio goal of 2:1, the applicant has agreed to plant and maintain two (2) replacement trees on-site each with a minimum calliper size of 6 cm (one per future lot).

As a condition of this rezoning application and prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscape Security (100% of the cost estimate provided by the landscape architect) to ensure that the replacement trees will be planted and the front yards of the future lots will be enhanced. The landscape plan must conform with the requirements of the OCP's Arterial Road Redevelopment Policy.

Vehicle Access

Access to the site at future development stage will be from the existing rear lane and will not affect the City's street trees.

Site Servicing

There are no servicing concerns or charges with rezoning. No vehicular access will be permitted to and from Williams Road. Access is to be from the existing operational rear lane only.

At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS&DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.

Analysis

This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane.

The future lots will have vehicle access to the existing operational rear lane with no access being permitted to or from Williams Road.

Financial Impact or Economic Impact

None

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.

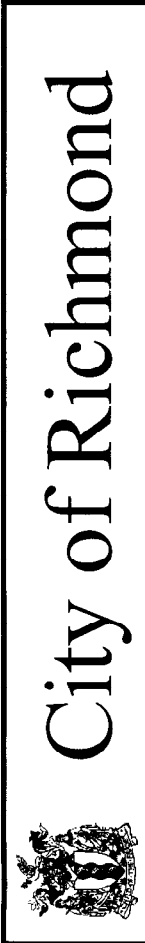


Cynthia Lussier
Planning Assistant

CL:cl

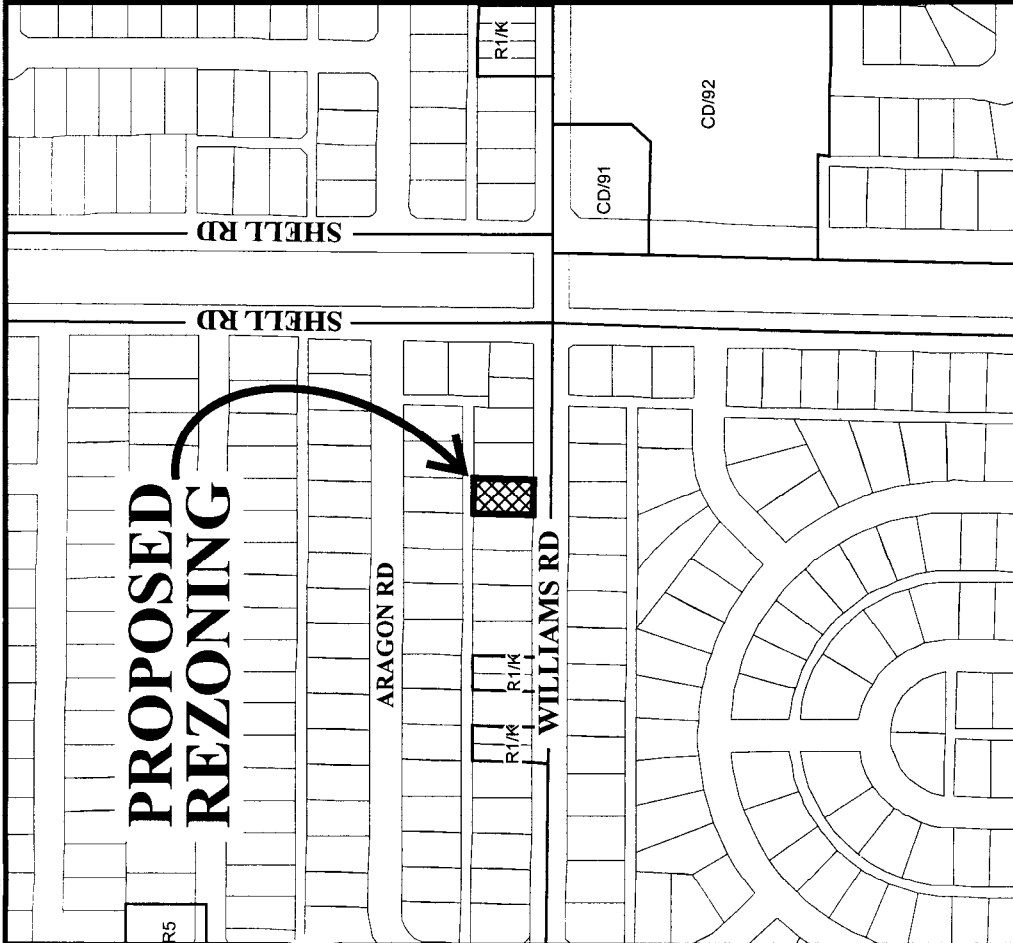
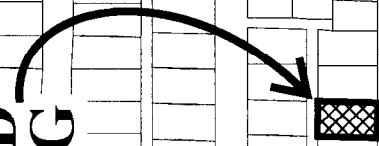
Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Survey
- Attachment 4: Arborist Report
- Attachment 5: Conditional Rezoning Requirements



City of Richmond

**PROPOSED
REZONING**



33.53	20.12	33.53	20.12	33.53	20.12	33.53	20.12
20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
10651	10671	10691	10711	10651	10671	10691	10711
20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
33.53	33.53	33.53	33.53	33.53	33.53	33.53	33.53
20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
10620	10640	10660	10680	10620	10640	10660	10680
21.03	20.42	21.03	21.03	21.03	21.03	21.03	21.03
82.92	82.92	82.92	82.92	82.92	82.92	82.92	82.92
18	1	1	1	1	1	1	1
25.03	25.03	25.03	25.03	25.03	25.03	25.03	25.03

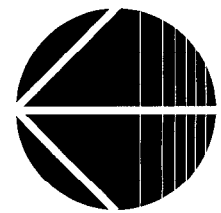
WILLIAMS RD

RZ 06-341608

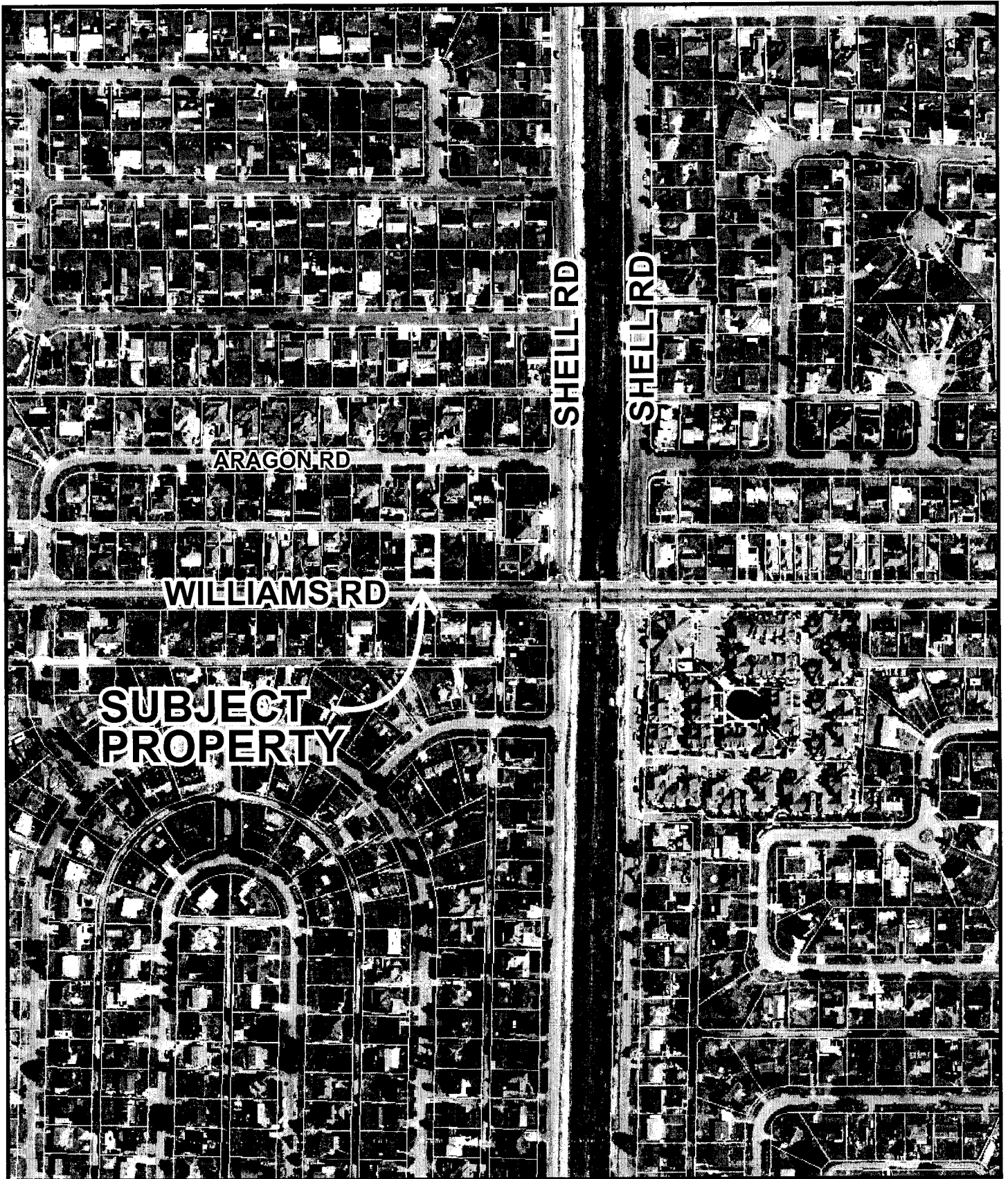
Original Date: 07/19/06

Revision Date:

Note: Dimensions are in METRES



ENTERED



RZ 06-341608

Original Date: 07/19/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 06-341608

Attachment 2

Address: 10671 Williams Road

Applicant: Malkiat Bowal

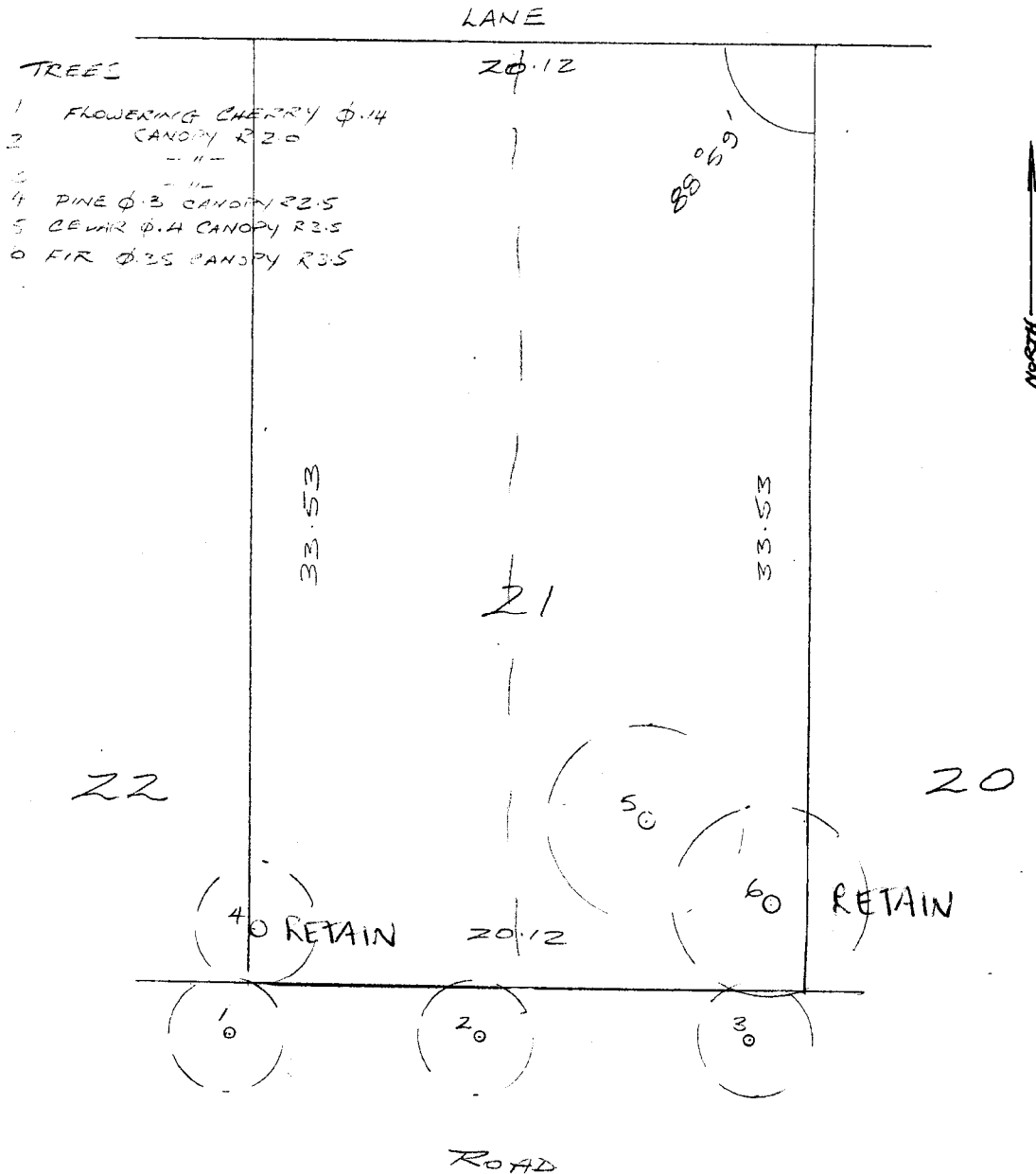
Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Manjit Kaur Bowal and Malkiat Singh Bowal	To be determined
Site Size (m²):	674 m ² (7,255 ft ²)	Approx 337m ² (3,628 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	OCP Generalized Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low-Density Residential	No change
Area Plan Designation:	None	No change
702 Policy Designation:	None	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1	2
Other Designations:	The Lane Establishment and Arterial Road Redevelopment policies permit residential redevelopment where there is access to an existing rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	337 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

not to be used to define boundaries

scale 1:200
METRESSurvey Certificate
forTREES AT 10671 WILLIAMS RD.
RICHMOND, LOT 21, 22, 19, 20, 23, 24, 25
R6W NWD PLAN 18548

© C. James B.C.L.S. 2006

Christopher J. James
British Columbia Land Surveyor
2822 Gordon Avenue
Surrey B.C. V4A 3J4
604-535-3261

certified correct

ENTERED

B.C.L.S.

this 23 day of May 2006

this document is not valid unless originally signed and sealed

file 5307

**Catherine MacDonald Inc.**

648 East 5th Street North Vancouver BC V7L 1M7
phone 604.904.0787 cell 604.904.0302 fax 604.904.0706
email catherinemacdonald@shaw.ca

Malkiat Bowal
Richmond, BC

FAXED TO: 604.304.8759

Dear Malkiat:

Re: Proposed Development at 10671 Williams Road (lot # 21), Richmond
ARBORIST'S REPORT

With regard to the above site, I am pleased to provide this report on six affected trees following my site inspection of 8 November 2006, and as noted on the May 2006 Survey (attached) from Christopher J. James.

The six trees are:

- 1./2./3. Three .14m diameter street inset trees owned by the City of Richmond. These Cherries are in good condition and should be protected with tree protection fencing during construction. This tree protection fencing should be dimensioned to the same dimension as the tree pits.

Tree protection fencing should be: at least 1.2 meters high and constructed either of snow fencing or plywood securely fastened to metal stakes or wood 2 x 4's.

4. .3m diameter Pinus Mugo located in the front yard: This tree, in a mature state, is in good condition, and should be retained during site re-development. This tree protection fencing should be dimensioned as on the attached annotated Survey.
5. .4m diameter Thuja plicata located in the front yard. This tree, although in good condition, is located too close to the proposed dwelling to be retained. It is not worth relocating, due to its size. Therefore, it should be removed prior to construction.

Malkiat Bowal
10671 Williams Road, Richmond
16 November 2006

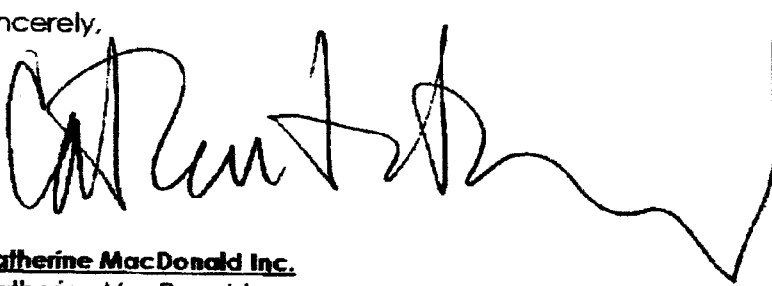
Page 1 of 2

6. .35m diameter Cedrus deodar located in the front yard. This tree, although in good condition, is an unsuitable species for retention in such a small space. More suitably a park tree, this species is inappropriate for small yards and in proximity to public sidewalks. It is not, in my view, possible to prune this tree to accommodate activity around it in the long term. Therefore, it should be removed prior to construction.

I have seen the Landscape Architect's Plan for the project and note that he intends to plant eight new trees, of suitable species. These will be better suited to long term management, solar gain and scale.

I have photo documentation of these trees in my files should it be required. If there are any questions regarding these trees or other arboriculture issues, kindly contact me at the above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Catherine MacDonald', with a long, sweeping horizontal line extending to the right.

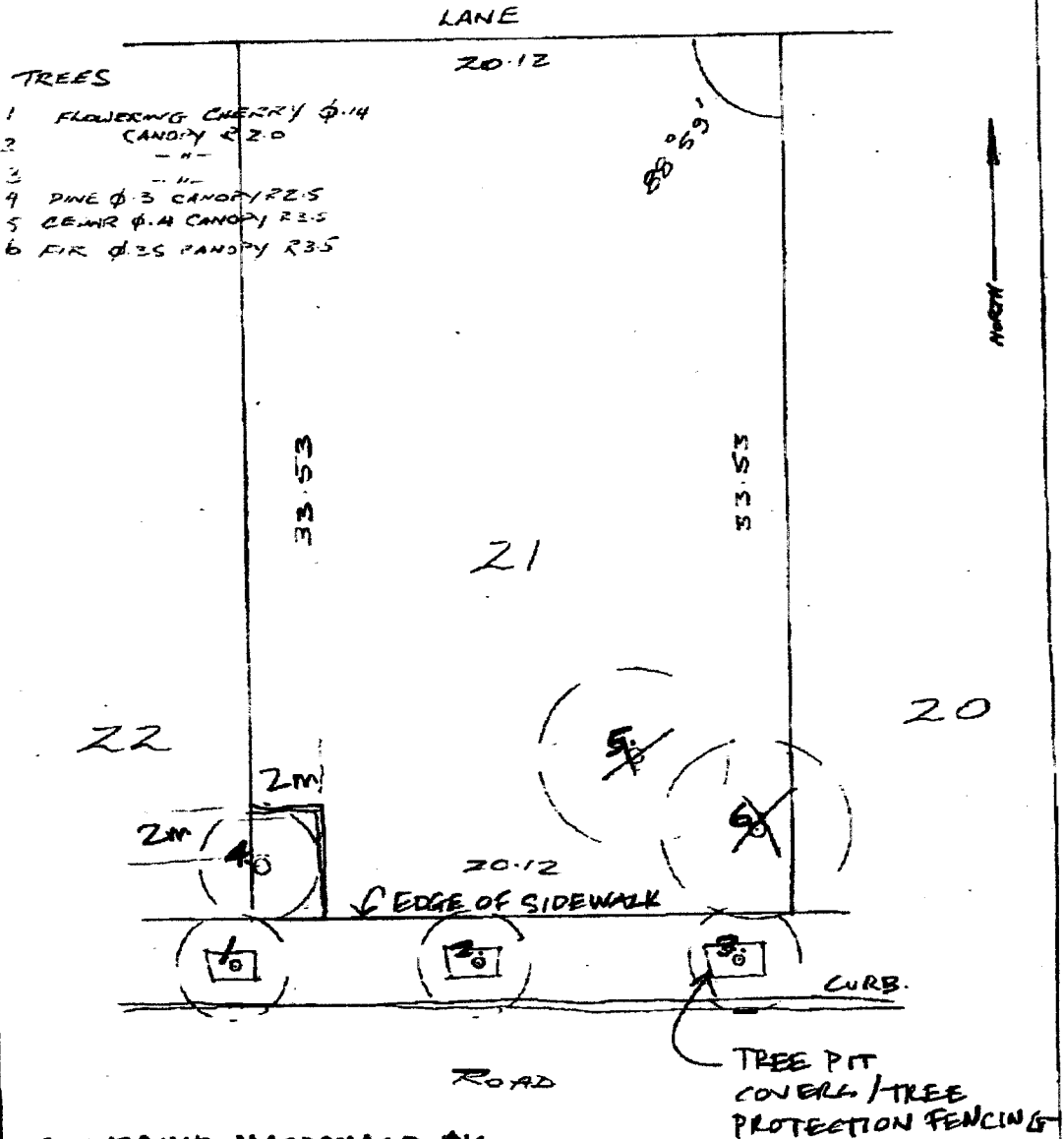
Catherine MacDonald Inc.

Catherine MacDonald

ISA Certified Arborist PN-0716

/encl. Reduced Survey Plan

not to be used to define boundaries

scale 1"=200
METRESSurvey Certificate
forTREES AT 10671 WILLIAMS RD.
RICHMOND, LAT. 2, BLK. 19, SEC. 26, B.S.O
R6N N4D PLAN 18548

CATHERINE MACDONALD INC.
CATHERINE MACDONALD
ISA CERTIFIED ARBORIST PN 0716
16 NOVEMBER 2006 ARBORIST REPORT.

Christopher J. James
British Columbia Land Surveyor
2822 Gordon Avenue
Surrey B.C. V4A 3J4
604-535-3261

certified correct

this 27 day of May 2006
B.C.L.S.

this document is not valid unless originally signed and sealed

file 5307

Conditional Rezoning Requirements

10671 Williams Road

RZ 06-341608

Prior to final adoption of Zoning Amendment Bylaw 8178, the developer is required to complete the following requirements:

1. Submission of a Landscape Plan prepared by a Registered Landscape Architect to the satisfaction of the Director of Development and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan and landscaping security should include the required two (2) replacement trees (minimum 6 cm calliper) on site (one per future lot);
2. Registration of a flood indemnity covenant on title.

[signed copy on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8178 (RZ 06-341608)
10671 WILLIAMS ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 010-459-553

Lot 21 Block 19 Section 26 Block 4 North Range 6 West New Westminster District Plan 18548

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8178”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER